

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: **Set Public Hearing for Resolution to Amend the Adopted Evaluation & Appraisal Report of the Sumter County Comprehensive Plan to Address Comments from the Florida Department of Community Affairs on November 23, 2010, at 5:30 p.m. at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages (Staff recommends approval).**

REQUESTED ACTION: Set Public Hearing

☐ Work Session (Report Only) **DATE OF MEETING:** 11/9/2010
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Planning _____

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

The Evaluation & Appraisal Report of the Sumter County Comprehensive Plan (EAR) is a review of the effectiveness of the implementation of the County's Comprehensive Plan and to identify how the Comprehensive Plan should be amended to reflect the current needs and future plans of the county. The EAR is required by Florida Statute.

The Board adopted the EAR on August 24, 2010. Subsequent to the adoption, staff submitted the EAR to the Florida Department of Community Affairs (DCA) for a sufficiency review pursuant to Section 163.3191, Florida Statutes. On November 3, 2010, the County received notice from DCA that additional data and analysis is required to the sections of the EAR related to vacant developable land and changes in land area (annexation activity). The additional data and analysis is simple data crunching and is not expected to change the outcome or recommendations of the EAR adopted on August 24, 2010.

The deadline to submit this additional data and analysis to DCA is December 2, 2010, to avoid a formal finding of insufficiency by DCA.

Attached is the notice from DCA.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

November 2, 2010

The Honorable Doug Gilpin, Chairman
Chairman, Sumter County Board of County Commissioners
910 North Main Street, Suite 301
Bushnell, Florida 33513

Dear Chairman Gilpin:

The Department has completed its 60-day preliminary sufficiency review of the Evaluation and Appraisal Report (EAR) for Sumter County adopted on April 24, 2010 by Resolution 2010-17. The Department has determined the adopted EAR to be preliminarily insufficient because it does not adequately address the requirements of Section 163.3191, Florida Statutes (F.S.).

The Department commends the County's efforts in the preparation of the EAR. However, we have identified certain aspects of the Report which need to be further addressed in order to ensure full sufficiency. The County did not sufficiently evaluate the vacant developable land in the County and the changes in land area due to annexations. This information is necessary in order to establish land use data upon which the planning for growth during the next planning horizon will be based. Please note that the Department will make a final 90-day sufficiency determination on December 2, 2010.

With respect to any suggested amendments included in the report, the Department's review does not constitute a compliance review of the proposed amendments. The EAR-based amendments suggested in the EAR will be reviewed in accordance with the requirements of Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code, when submitted to the Department as proposed comprehensive plan amendments.

The Department's staff is available should you need additional assistance in responding to this preliminary determination. If you have any questions, please do not hesitate to call Emily Howard, Planning Analyst, at (850) 922-1811.

Sincerely,

Mike McDaniel, Chief
Office of Community Planning

MM/eh

Enclosures: Comments Report

cc. Mr. Bradley T. Cornelius, AICP, Sumter County Planning Manager
Mr. Michael Moehlman, Withlacoochee Regional Planning Council

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SUMTER COUNTY
60 DAY REVIEW OF THE 2010 EVALUATION AND APPRAISAL REPORT

The Department has completed its 60 day preliminary review of the Evaluation and Appraisal Report (EAR) for the Sumter County Comprehensive Plan pursuant to the provisions of Section 163.3191(2), Florida Statutes (F.S.).

A. STATUTORY PROVISIONS NOT ADEQUATELY ADDRESSED/POTENTIAL SUFFICIENCY ISSUES OR COMMENTS

163.3191(2)(b) & (2)(a), Florida Statutes:

Preliminary Sufficiency Issues: The County's Evaluation and Appraisal Report (EAR) does not include a sufficient assessment of the vacant developable land in the County. The EAR includes Chapter 5, entitled "Vacant Land Analysis", consisting of a map and one page of narrative. The map shows lakes and water bodies, state lands, city boundaries, the Villages development of regional impact, and vacant developable land in general. The narrative states that "approximately 50% of the unincorporated area of the County remains as vacant developable land." This information is insufficient for the following reasons:

1. No table of existing land uses with a corresponding map, at the time of this EAR is provided identifying the acreage in each land use category, as well as the existing vacant areas.
2. No table or information is provided identifying the amount of vacant developable land in each Future Land Use Map category.
3. The Report indicates the amount of land annexed from the unincorporated County (Table 3-1) since 2003. However, the amount of unincorporated County land that remains after the annexations is not stated, and neither is the amount that was available in 2003. The discussion of the impact of the unexpected annexations does not address the type of land areas annexed from the County and how it would affect the County's ability to address its growth demands for the next planning timeframe.

Recommendation: Please revise the Report to address the above issues in order to establish data and analysis to support the future EAR-based amendment. The County should address the following recommendations:

1. Provide a table and a map showing the existing land uses in the County including vacant developable land and vacant undevelopable areas. The table must indicate the acreage in each existing land use type or category.
2. Include a table identifying the amount of vacant developable land in each Future Land Use Map category established in the current Comprehensive Plan.

3. The County should revise the Report to include a further analysis and discussion of the impacts of annexation. This analysis should indicate the amount of unincorporated County land today in comparison to that at the time of the last plan update in 2003, type of land area annexed by the municipalities, and its impact on the County's ability to address the demands of growth during the next planning timeframe.